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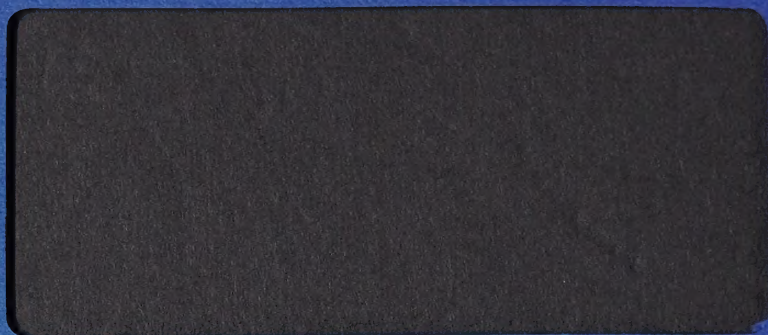
HOUSING ASSISTANCE PLAN

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HOUSING ASSISTANCE PLAN

CITY OF OCEANSIDE, CALIFORNIA

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Housing France "
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Prepared by:

Oceanside, Planning Department
City of Oceanside
January, 1976

Approved by:

City Council
City of Oceanside
January 14, 1976

In conjunction with CDA
grant application for
1976 - 1977

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HOUSING ASSISTANCE PLAN OVERVIEW

The purpose of the plan is to inventory the condition of the housing stock and to enumerate the households that are in need of some form of housing assistance. Done on a yearly basis, the plan is supposed to serve as a guide to HUD in their allocation of housing assistance funds (primarily Section 8) to our housing authority (the county).

The degree of significance placed upon the HAP as a component of the overall community Block grant application is very suspect at this time. The HAP requirement was imposed by Congress upon the "no strings attached" special revenue sharing proposal offered by the Nixon administration. It was accepted, albeit reluctantly, and became part of the 1974 Housing and Community Development Act.

It was initially envisioned that the HAP could be used as a very strong leverage point upon cities by curtailing general community development funds if the HAP itself was inadequate. Indeed, many communities did not apply for CD money because the HAP seemed to imply or impose the introduction of low-income housing into a city. It also appeared that the HAP's goals would be evaluated each year in terms of the city's fulfillment of its stated goals. If there were a large discrepancy between the goals and the achievement of the goals, it was thought that general community Block grant funding would be cut by HUD. It should be noted here that the achievement of the goals that each city sets for itself (at least in Oceanside's case) is highly dependent upon HUD funding (particularly Section 8). If HUD fails to adequately fund the Section 8 program, the city will undoubtedly fall short of its goal.

Theoretically, then, HUD possesses a double-edged sword. If it fails to fund Section 8, then the city will not meet its stated goal, and thus, would be subject to a cut in Black grant funding. This reasoning leads one to the conclusion that HUD would expect cities to initiate their own programs of housing assistance to achieve the stated goals. However, theory and practice seem somewhat distant.

A general review of HUD's treatment and assessment of local HAP's (by the Potomac Institute) reveals that it has been a virtually meaningless guide to HUD regarding the level of community development lending. The adequacy of the HAP as well as its consistency with regional plans (i.e. A-95 Review) has played little or no part in HUD's funding decisions. HUD has in fact rubberstamped virtually all HAPs in the first year (Fiscal year 75-76) regardless of their compliance with HUD's own guidelines.

Unless HUD tightens up its review of the HAPs, thereby requiring cities to actively pursue their housing goals, through means other than merely relying on Section 8 funding, the utility of the HAP requirement in the overall community development application becomes rather obscure. At the very least the HAP requirement has made the city aware of its housing needs. But it remains to be seen how actively the city, on its own initiative, will respond to these needs. The fact that the city itself has done virtually nothing on its own in the past regarding housing needs is the very reason that the HAP requirement was conceived: to prod rather passive cities into action.

The following information is a detailed description of the data and methods used to construct Tables I through IV of the Housing Assistance Plan.

Table I. Survey of Housing Conditions.

The April, 1975 Census provided the base from which to fill out the 1976-77 Housing Assistance Plan. There were 23,037 total dwelling units of which 19,900 were occupied and 3,137 were vacant (13.6 % vacancy rate). A total of 918 units were deemed to be suitable for rehabilitation of which 859 were occupied and 59 were vacant. 26 occupied units were considered to be substandard and not suitable for rehabilitation.

To update the housing conditions yearly can pose some problems. The total number of units can be gathered from the finalized building reports. But to accurately update the entire table yearly will depend upon the existence of new information regarding vacancies and deteriorated and dilapidated units.

To determine vacancies, one might simply have to rely on the vacancy rate that existed in April, 1975 (13.6 %).^{*} Information regarding deteriorated and dilapidated units that may have come into existence (or repaired) since April, 1975 may be available from the code enforcement offices. If this information is lacking, then one will have to rely on the 1975 data.

^{*} Figure includes units under construction, second homes, hotel and motel vacancies.

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TABLE I - SURVEY OF HOUSING CONDITIONS

1. NAME OF APPLICANT City of Oceanside		2. APPLICATION NUMBER	3. ☒ ORIGINAL ☐ AMENDMENT
		4. PROGRAM YEAR From: 1976 To: 1977	
A. OCCUPANCY STATUS AND CONDITION OF HOUSING UNITS	NUMBERS OF YEAR-ROUND HOUSING UNITS		
	TOTAL	OWNER - TYPE 1	RENTAL - TYPE 2
1. a. OCCUPIED UNITS: TOTAL	19,900	11,535	8,365
b. SUBSTANDARD 3	885	525	360
c. ALL OTHER	19,015	11,010	8,005
2. a. VACANT UNITS: TOTAL	3,137	974	2,163
b. SUBSTANDARD 3	71	40	31
c. ALL OTHER	3,066	934	2,132
3. TOTAL OCCUPIED AND VACANT UNITS	23,037	12,509	10,528
B. SUITABLE FOR REHABILITATION 4			
1. OCCUPIED UNITS	859	510 5	349 5
2. VACANT UNITS	59	35	24
3. TOTAL SUITABLE FOR REHABIL- ITATION	918	545	373

C. DATA SOURCES AND METHODS

Source: State Dept. of Finance Census, April, 1975

Notes:

1. Owner type consists of single family and mobile home units.
2. Rental type consists of multi-family structures.
3. "Substandard" is defined as all units identified as "deteriorated" or "dilapidated" by 1975 census enumerators.
4. "Suitable for Rehabilitation" is defined as all units identified as "deteriorated" by 1975 census enumerators.
5. Specific data is not available for occupied units; figures arrived at by using the vacant units ratio, 35:24.

Table II. Determining the Number of Low-income Households.

The 1975 Census data combined with the HUD Section 8 funding guidelines reveals the number of households in need. (The data and methods are detailed in the following section.)

To update this yearly, one must subtract the number of households that have received Section 8 assistance (180 in fiscal year 1975-76), and add the newly arrived eligible households (420 in fiscal year '75-'76 using a 7.2 % growth rate) to the total eligible households that was derived from the 1975 Census (5,761 households). Each fiscal year, then, the eligible households will grow or decline by the difference in the growth rate and the number of households that received assistance. Admittedly, this approach assumes that the income situation of the base 5,761 households will remain unchanged. This assumption will have to suffice until the 1980 Census is undertaken.

Data and Methods

All figures were derived from the 1975 Census. The total number of households currently requiring assistance is 5,761 (of which 1,604 are elderly households, and 477 are large family households). These figures were arrived at based upon the maximum income limits (and corresponding family size) for eligibility in the Section 8 rent supplement assistance program as established by HUD for the San Diego region.

The total number of Black (367) and Spanish (485) households currently requiring assistance was derived through multiplying the percentage of each Census tract's Black and Spanish households times the total number of households in that particular tract that are eligible for Section 8 assistance.

To determine the number of Black and Spanish elderly households currently requiring assistance the ratio of elderly households to the total number of households was used (which equals a figure of approximately 27 %).

To determine the number of Black and Spanish large families currently requiring assistance, a rough figure of 20 % of the total eligible Black and Spanish households was used.

Additional low-income households expected to reside in the city in the coming fiscal year (420) was derived by using Oceanside's current annual growth rate of 7.3 %.

Data regarding handicapped households is lacking.

TABLE II - HOUSING ASSISTANCE NEEDS OF LOWER INCOME HOUSEHOLDS

1. NAME OF APPLICANT City of Oceanside	2. APPLICATION NUMBER	3. ☒ ORIGINAL ☐ AMENDMENT
4. PROGRAM YEAR From: 1976 To: 1977		

SOURCES OF HOUSING NEEDS	NUMBERS OF HOUSEHOLDS								
	TOTAL			BLACK*			SPANISH for other Identity _____)		
	Total	Large Families**	Other	Total ³	Large Families** ⁴	Other	Total ³	Large Families** ⁴	Other
A. CURRENTLY REQUIRING ASSISTANCE (excl. displaced) 1									
1. TOTAL:	5,761	477		367	73		485	97	
2. ELDERLY AND HANDICAPPED	1,604			102			135		
3. NON-ELDERLY/HANDICAPPED	4,157			265			350		
B. DISPLACED OR TO BE DISPLACED									
1. TOTAL:	0								
2. ELDERLY AND HANDICAPPED									
3. NON-ELDERLY/HANDICAPPED									
C. ADDITIONAL, HOUSEHOLDS EXPECTED TO RESIDE IN LOCALITY 2									
1. TOTAL:	420	34		27	5		35	7	
2. ELDERLY AND HANDICAPPED	117			7			9		
3. NON-ELDERLY/HANDICAPPED	303			20			26		

D. DATA SOURCES AND METHODS

Source: State Dept. of Finance Census, April, 1975
(Data not available for handicapped households)

Notes:

1. Number of households currently below maximum income limits for Section 8 rent supplement assistance established by HUD for the San Diego Region.
2. Based on Oceanside's current annual growth rate of 7.3%.
3. Derived by multiplying % of minority in each census tract by number requiring assistance in that census tract.
4. 20% of total eligible families in each minority.

* Required only if group represents 5 percent or more of population
** Four or more minors

Table III. Goals.

The goals for the 1976-'77 HAP were arrived at by using a 5 % figure of the total eligible households. This yields a figure of 300 households. We are scheduled to receive 180 units of assistance through Section 8 in fiscal '75-'76. The County Housing Authority expects to receive the same funding commitment from HUD in '76-'77 for Section 8. Since the Section 8 program is basically untried, it is difficult to predict the response to the program for the initial 180. If it is very strong, then it is conceivable that Oceanside would receive a larger funding commitment (through the use of discretionary funding) in the fiscal year '76-'77. Therefore, to assist 5 % or 300 households does not appear to be out of the realm of feasibility.

Once the total number of households to be assisted was established, the choice of how many households in each of the three categories (elderly, large-family, and other) to aid was made strictly on a proportional basis. The use of straight proportions fails to identify whether one category is in more need than another. But the state of the art practically forces the use of a proportional basis.

Data and Methods

Using the 1975 Census data and the Section 8 rent supplement income units established by HUD for the Southern California region, clearly reveals that 5,761 households in Oceanside are currently eligible to receive housing assistance.

Of this total, 477 were determined to be large-family households (6 or more persons), and 1,604 were determined to be elderly households (over 65 years of age).

In fiscal year 1975-1976, 180 households in Oceanside were scheduled to receive Section 8 assistance. This would reduce the total eligible households currently requiring assistance downward to a figure of 5,581 households.

In fiscal year 1976-1977 an additional 420 eligible households are expected to reside in Oceanside (7.2 % growth rate). Thus, the total number of households eligible for Section 8 assistance in the coming fiscal year is expected to be approximately 6000.

To assist 5 % of the low-income households in fiscal year 1976-77 would appear to be within the limits of reasonable expectations. This translates into assisting 300 households in the coming fiscal year.

Elderly households eligible under Section 8 income constraints constitute approximately 27 % of the total eligible households. On a strictly proportional basis 80 elderly households should receive some form of assistance.

Large households comprise approximately 8.2 % of the total eligible households. On a proportional basis, 25 large households should receive some form of housing assistance.

The bulk of the eligible households (nearly 65 %) are non-elderly and non-large.

Again, on a proportional basis 195 in this category should receive housing assistance.

Existing Housing Goal

The utilization of the existing housing stock in conjunction with Section 8 rent supplements would appear to be the most viable form of assistance available to Oceanside's low-income households.

The 1975 Census indicated that 13.6 % of the housing units in Oceanside were vacant. The county-wide vacancy rate was 7.3 %. Given the city's high vacancy rate, it appears reasonable to assume that the bulk of the 1300 households to be assisted could utilize the existing housing stock.

A figure of 70 % (or 210 households) has been allocated in the housing assistance plan towards the utilization of the existing housing stock. This high percentage figure attempts to reflect both the availability of the existing housing stock (considering the high vacancy rate), and the desirability of utilizing rent supplements in conjunction with the existing housing stock.

The utilization of existing housing for elderly households can occur to some extent. The limitations to be considered are the elderly's need of special physical features that may be lacking in existing housing, and the general availability of housing within the vicinity of necessary services for the elderly. To the extent that these concerns are minimized, the use of existing housing could be the most effective vehicle for assisting the able-bodied elderly.

A figure of 20 % of the allocated existing units (approximately 50 % of the elderly household goal) hopefully reflects the above unknowns. This translates into 42 elderly households receiving assistance for occupying existing housing.

The use of existing housing for large family households poses one immediate dilemma: the general availability of housing units with a sufficient amount of rooms to accommodate the large family. The 1975 Census reveals that less than 10 % of Oceanside's households have living quarters with seven or more rooms. Rooms include kitchens, living, dining, and bedrooms. But the Census yields no information regarding the actual availability of adequate units for large families. A cautious estimate of approximately 5 % of the existing unit allocation (which represents 40 % of the large-family goal) translates into utilizing 10 units of existing housing for large-family households.

The non-elderly and non-large households would seem best-suited to the utilization of existing housing due primarily to the absence of the elderly and their smaller family size. The market place has generally neglected elderly and large-family households as far as their space and facility requirements are concerned. As a result, the available existing housing stock would tend to be most suitable for use by the non-elderly and non-large household group. Therefore, approximately 75 % of the existing unit allocation will be filled by this group. This translates into 158 units of existing housing and represents 80 % of the non-elderly, non-large household goal.

Rehabilitation Goals

Given the fact that 859 of the 918 deteriorating housing units in Oceanside are occupied, it would appear that a rehabilitation program would be beneficial in at least two ways: (1) by attempting to avert blight in the city and (2) by providing assistance to those households presently lacking decent housing. While there is an absence of adequate data regarding the income status of those households occupying deteriorating housing, one could make the assumption that the majority of these households would qualify for Section 8 assistance. It should be noted here that the city presently lacks a vehicle through which these Section 8 payments can be allocated to rehabilitated housing. Section 8 payments cannot be directly used for rehabilitation. In order not to lose the Section 8 allocation for households occupying rehabilitated units, it is strongly recommended that the City search for available means to organize a rehabilitation program. One likely source is the State's newly created Housing and Community Development Agency. Assuming that a rehabilitation program does get off the ground, the attempt to eliminate 5 % of the deteriorated housing stock would seem to be a reasonable goal to strive towards. If the rehabilitation program were "piggy-backed" with Section 8 assistance, this would translate into assisting 45 households in rehabilitated units.

Rehabilitation of units specifically tied to elderly households raises the question of the extent of the impact rehabilitation exerts upon the elderly. If it is a relatively minor rehabilitation job, then no major burden on the elderly would occur. However, if the job was a major one, the inconvenience upon the elderly might be unbearable. With this limitation in mind, a

figure of 20 % of the rehabilitation allocation was used for elderly households. This translates into 9 rehabilitated units specifically directed towards elderly households and represents 10 % of the elderly goal.

Rehabilitation of units directed towards large-family households again raises the question of the extent of the rehabilitation effort.

The lack of data regarding the needs of large-family households vis a vis the suitability of rehabilitation efforts to meet those needs makes the determination of an allocation difficult. A figure of 10 % of the rehabilitation allocation appears to be a reasonable allotment given the lack of data. This translates into 5 units and represents 20 % of the large-family household goal.

The vast majority of eligible households are non-elderly and non-large. Again, adequate data regarding this group's need of rehabilitation assistance is lacking. But it would seem reasonable to assume that this group is most capable of coping with the burdens of rehabilitation efforts given the absence of elderly people and the smaller family size. Based upon this assumption, 70 % of the rehabilitated units should be absorbed by this group. This translates into assisting 31 households which represents approximately 17 % of the non-elderly and non-large household goal.

New Construction Goals

The need for new construction arises due primarily to the fact that much of the existing housing stock (as well as privately financed new construction) fails to meet the facility and space requirements as well as the income limitations of elderly and

large family households.

Based upon previous assumptions regarding the utilization of existing and rehabilitated units by the three low-income household groupings, 45 units of new construction are needed to realize the goal of assisting 300 households in fiscal year 1976-1977.

It was assumed that approximately 60 % of the elderly households could be assisted through the use of the existing and rehabilitated housing stock. This would leave 40 % or 29 units of new construction to fulfill the goal of assisting 80 elderly households.

It was also assumed that 60 % of the large-family households could be assisted utilizing the existing and rehabilitated housing stock. There remains roughly 40 % or 10 units of new construction to attain the goal of assisting 25 large-family households.

Finally, fully 97 % of the goal of assisting non-elderly and non-large households can be realized through the use of existing and rehabilitated housing units. This leaves approximately 3 % or 6 units of new construction to fulfill the goal of assisting 195 non-elderly and non-large households.

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TABLE III - ANNUAL GOAL FOR HOUSING ASSISTANCE

1. NAME OF APPLICANT City of Oceanside		2. APPLICATION NUMBER		3. ☒ ORIGINAL ☐ AMENDMENT				
		4. PROGRAM YEAR From: 1976 To: 1977						
A. CATEGORY	NUMBERS OF UNITS (except as noted)							
	TOTAL	FIRST YEAR GOAL			TOTAL	THREE YEAR GOAL*		
		TYPES OF UNITS				TYPES OF UNITS		
		New	Exist	Rehab.		New	Exist	Rehab.
1. TOTAL	300	45	210	45				
2. ELDERLY	80	29	42	9				
3. NON-ELDERLY LARGE	25	10	10	5				
4. OTHER	195	6	158	31				
B. SOURCES OF ASSISTANCE								
1. HUD								
a. SECTION 8**								
AMOUNT	\$ 100%	\$ 100%	\$100%	\$100%	\$	\$	\$	\$
b. CD BLOCK GRANTS								
c. OTHER								
2. STATE AGENCIES IDENTIFY PROGRAM: a.								
b.								
c.								
3. OTHER								
a. FARMERS HOME AD.								
b. LOCAL PROGRAMS								
c. OTHER (specify)								

C. EXPLANATION OF PRIORITIES Based upon the amount of aid received last year under the Section 8 program, which is Oceanside's only source of assistance, it seems reasonable to expect to be able to assist 5% of those requiring assistance, which translates to 300 households. Oceanside's 13.6% vacancy rate makes it desirable to utilize the existing housing stock which is generally geared toward the average size, young family. Rehabilitation is generally a strain on elderly or large families, therefore, assistance for these two groups would generally be met through new construction. (A more detailed explanation of methods used can be provided if necessary.)

Table IV. Locational Considerations

There are two major considerations that HUD has espoused regarding location of new and rehabbed units, and they are the general availability of services and the present racial mix of the area in question.

The availability of services include transportation, shopping, utilities, roads, sewers, schools, etc.

General locations shall not be situated in:

(a) racially mixed areas if the project will cause a significant increase in the proportion of minority to non-minority residents in the area,

(b) an area of minority concentration unless:

(1) sufficient comparable opportunities for minorities to be served by the project exist outside areas of minority concentration, or,

(2) the project is necessary to meet overriding housing needs which cannot otherwise be met feasibly in that housing market.

The areas that were selected as general locations meet these considerations.

Location of New Construction

In accordance with the Current Land Use Element, Census tracts 185.02 (South Valley) and 186.05 (Morro Hills) and 185.06 (College) presently possess sufficient amounts of vacant land at proposed densities to accommodate new construction of assisted housing. Generally, densities of up to seven units per acre are allowed.

Water, sewage, and electricity services are available in these three tracts. Transportation to necessary services and the distance from job opportunities are not prohibitive from these three general locations.

These three tracts are in conformance with HUD's goal of promoting greater locational choice for low-income households, as well as avoiding further minority household concentration. New additions of assisted households (of the magnitude proposed for fiscal year 1976-1977) will not significantly alter the present racial mix of these three census tracts. Fully 95 % of tract 185.02, 77 % of tract 186.05, and 92 % of tract 185.06 are composed of white households.

One does not want to preclude new construction of assisted units from the redevelopment area; however, a determination is difficult to make due to the lack of vacant land.

There are approximately 26 occupied substandard dwelling units within the redevelopment boundary. These units are primarily located in Census tract 184.

Because it is unclear at this time as to how many (if any) of these units will be removed in the coming fiscal year, tract 184 has been included as a locational site for new construction of assisted housing. The tract conforms to HUD's goal of promoting greater locational choice and avoiding undue concentrations. The tract is also highly urbanized, and the necessary transportation, water, sewer, and electrical services and facilities are available.

Location of Rehabilitated Units

The following Census tracts were selected for rehabilitation efforts primarily due to the present existence of significant percentages of Oceanside's total deteriorated housing units. As the following breakdown indicates, 5 % or more of the city's total deteriorated units was used as the breaking point. Census tract 183 which contains "only" 3.7 % of the city's total was also included because it is within the project boundary recently adopted by the city's redevelopment agency. Also included is the percentage concentration of deteriorated units that each tract exhibits.

	<u>Deteriorated Units</u>		
<u>Tract</u>	<u>Total Units</u>	<u>% of City's Total Deteriorated Units</u>	<u>% of Total Tract Units</u>
181	51	5.6	2.2
182	53	5.8	2.9
183	34	3.7	2.4
184	156	17.0	14.5
185.01	59	6.4	2.1
186.03	<u>467</u>	<u>50.8</u>	28.4
Sub total	820	89.3	-----
Remainder of			
<u>Oceanside</u>	<u>98</u>	<u>10.7</u>	-----
TOTAL	918	100.0	-----

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TABLE IV - GENERAL LOCATIONS OF LOWER INCOME HOUSING

1. NAME OF APPLICANT City of Oceanside	2. APPLICATION NUMBER	3. ☒ ORIGINAL ☐ AMENDMENT
4. PROGRAM YEAR From: 1976 To: 1977		
A. IDENTIFY GENERAL LOCATIONS ON MAP IN THIS APPLICATION 1. NEW CONSTRUCTION: CENSUS TRACT NUMBERS 184, 185.02, 186.05, 185.06 2. REHABILITATION: CENSUS TRACT NUMBERS 181, 182, 183, 184, 185.01, 186.03 B. EXPLANATION OF SELECTION OF GENERAL LOCATIONS 1. NEW CONSTRUCTION 184, 185.02, 186.05, 185.06 Tracts 185.02, 186.05 and 185.06 contain the necessary urban infrastructure and sufficient amounts of vacant land to accommodate new construction. These tracts also conform to HUD's goal of promoting greater locational choice for low income households as well as avoiding further minority household concentration. Tract 184 is within the redevelopment area of the City and offers the opportunity for replacing substandard housing with new construction.		
2. REHABILITATION 181, 182, 183, 184, 185.01, 186.03 These tracts were selected for rehabilitation efforts because they contain the highest concentrations of deteriorated units in the City. Each tract (except 183) contains over 5% of the City's deteriorated units. Tracts 182, 183, and 184 are also within Oceanside's Downtown Redevelopment Project.		

Appendix

The following series of tables are designed to further delineate the characteristics of each census tract regarding housing conditions and socio-economic status.

Tract Data Tables: 1975 Census

Table

A	Total Dwelling Units by Structural Type
B	Total Vacant Units by Structural Type
C	Structural Condition of Occupied Units
D	Condition of Vacant Single Family Dwellings
E	Condition of Vacant 2, 3, & 4 Unit Structures
F	Condition of Vacant 5+ Unit Structures
G	Total Occupied and Vacant Deteriorated Units
H	Ownership/Rental Statistics
I	Households in each income group
J	Section 8 Eligible Households by Size and Income Limits
K	Total Section 8 Households

Tables A and B depict the total dwelling units and vacant units respectively by structural type. Of particular note in Table 2 is the 28.9 % vacancy rate in tract 183 and the 26.8 % vacancy rate in tract 185.06.

Table C represents the structural condition of the occupied units in each tract in total numbers and as a percentage of the tract. Clearly, tracts 184 (14.7 %) and 186.03 (31.7 %) exhibit the highest percentages of deteriorated units in all of the city.

Tables D, E, & F depict the condition of vacant units by structural type. As can be seen from these three tables, nearly all of the reported vacant units were in sound condition.

Table G combines tables C through F regarding occupied and vacant deteriorated units. It yields the percentage of deteriorated units in the tract as well as each tract's percentage of the city's total deteriorated housing stock. Again, tracts 184 and 186.03 show dominance in the deteriorated category, with tract 184 containing 17.0 % of the city's total, and tract 186.03 possessing fully 50 % of the city's total deteriorated housing stock.

Table H depicts each tract's home ownership and rental relationship. The dominance of renters in the two tracts (184 and 186.03) that exhibit a high incidence of deterioration should not go unnoticed.

Table I shows the number of households in each income category. One cautions against placing too much emphasis on the income data because of the extremely high overall no response rate (35 %). Also, the data as presented in this table makes no distinction regarding household size.

Tables J and K more accurately reflect the extent of eligibility in Oceanside. Table J depicts the number of households by household size and income limits established as eligible guidelines for qualification in HUD's Section 8 housing assistance program.

From Table K one can see the total number of households eligible, the percentage of the tract households that are eligible, and the tract's percentage of the total city's eligible households. 5,761 households, or nearly 29 % of Oceanside's households, are eligible under Section 8 income and family size requirements. Tracts 184, 186.01 and 186.03 show heavy tract concentrations of eligible households. Nearly 50 % of each tract's households are eligible.

In absolute numbers, tracts 181, 185.01, 186.03 and 186.05 each contain over 10 % of the city's total eligible households.

TABLE A

1975 Total Dwelling Units by Type of Structure

Census Tract	Single Family	2,3,&4 Unit	5+ Unit	Mobile Homes	Group Qtrs.	Total
181	1196	288	402	459	6	2351
182	839	360	542	48	0	1789
183	300	460	636	0	46	1442
184	324	230	396	79	41	1070
185.01	1469	13	1165	72	0	2719
185.02	540	1241	115	681	0	2577
185.04	1075	406	268	1	0	1750
185.05	1219	62	111	0	0	1392
185.06	455	989	535	0	0	1979
186.01	405	42	0	15	0	462
186.03	636	395	609	4	0	1644
186.04	533	12	0	8	0	553
186.05	1030	416	525	517	0	2488
193	45	0	0	3	0	48
194	2	0	0	0	0	2
198	235	211	99	225	0	770
TOTALS	10,304	5,125	5,403	2,112	93	23,037

TABLE B

1975 Vacant Units by Structural Type

Census Tract	Single Family	2,3,&4 Unit	5+ Unit	Trailers	Tract Total	
					#	%
181	119	33	57	0	209	8.9
182	57	54	82	0	193	10.8
183	80	121	216	0	417	28.9
184	29	28	38	0	95	8.8
185.01	46	2	128	0	176	6.4
185.02	97	262	35	22	416	16.1
185.04	74	146	18	0	238	13.6
185.05	144	2	81	-	227	16.3
185.06	78	113	341	-	532	26.8
186.01	21	10	-	0	31	6.7
186.03	43	41	106	0	190	11.6
186.04	60	0	-	1	61	11.0
186.05	42	105	54	0	201	8.1
193	4	-	-	0	4	8.3
194	-	-	-	-	-	0.0
198	56	59	31	0	146	19.0
TOTALS	951	976	1,187	23	3,137	13.6

TABLE C

1975 Structural Condition of Occupied Units
and Percent of Tract in That Condition

Census Tract	Sound		Deteriorated		Dilapidated		Rehabed		Other/Reject No Response	
	#	%	#	%	#	%	#	%	#	%
181	2089	97.5	45	2.1	0		2	0.1	4	0.2
182	1519	95.1	48	3.0	2	0.1	1	0.6	27	1.2
183	999	97.5	23	2.2	0		1	0.1	2	0.2
184	793	81.3	144	14.7	18	1.9	1	0.1	19	2.0
185.01	2462	96.8	54	2.1	1	0.04	2	0.08	25	1.0
185.02	2123	98.2	15	0.7	0		8	0.4	15	0.7
185.04	1482	98.0	19	1.3	0		1	0.1	10	0.6
185.05	1128	94.9	1	0.4	0		0		56	4.7
185.06	1440	99.5	2	0.1	0		2	0.1	3	0.2
186.01	420	97.5	10	2.3	0		0		1	0.2
186.03	962	66.2	461	31.7	1	0.07	6	0.4	24	1.6
186.04	473	96.1	10	2.0	2	0.4	3	0.6	3	0.6
186.05	2250	98.4	25	1.1	1	0.04	0		10	0.4
193	42	95.5	1	2.3	1	2.3	0		0	
194	-		-		-		-		-	
198	622	99.7	1	.15	0		0		1	.15
TOTAL	18,804	94.4	859	4.3	26	0.1	27	0.1	209	1.0

Total Occupied Units

April 1, 1975 in Oceanside 19,925

TABLE D

1975 Condition of Vacant Units
Single Family Dwellings

Census Tract	Sound	Deter- iorated	Dilap- idated	Rehabbed	Other/Reject No Response	Vacant Tract Total
181	113	3	0	1	3	119
182	54	2	0	1	0	57
183	74	3	1	0	2	80
184	20	8	1	0	0	29
185.01	42	4	0	0	0	46
185.02	90	4	1	0	2	97
185.04	71	2	0	0	1	74
185.05	142	0	0	0	2	144
185.06	77	0	0	0	1	78
186.01	19	2	0	0	0	21
186.03	33	6	2	1	1	43
186.04	52	0	0	0	8	60
186.05	40	1	0	0	1	42
193	3	0	0	0	1	4
194	0	0	0	0	0	0
198	55	0	0	0	1	56
TOTAL	885	35	5	3	23	951

TABLE E

1975 Condition of Vacant Units

2,3,& 4 Unit Structures

Census Tract	Sound	Deteriorated	Dilapidated	Rehabbed	Other/Reject No Response	Vacant Tract Total
181	32	1	0	0	0	33
182	51	3	0	0	0	54
183	111	8	0	2	0	121
184	23	4	1	0	0	28
185.01	1	1	0	0	0	2
185.02	245	4	0	0	13	262
185.04	146	0	0	0	0	146
185.05	0	0	0	2	0	2
185.06	86	0	0	0	27	113
186.01	9	1	0	0	0	10
186.03	37	0	0	0	4	41
186.04	0	0	0	0	0	0
186.05	105	0	0	0	0	105
193	0	0	0	0	0	0
194	0	0	0	0	0	0
198	12	0	0	0	47	59
TOTAL	858	22	1	4	91	976

TABLE F

1975 Condition of Vacant Units

5+ Unit Structures

Census Tract	Sound	Deter- iorated	Dilap- idated	Rehabbed	Other/Reject No Response	Vacant Tract Total
181	55	2	0	0	0	57
182	82	0	0	0	0	82
183	149	0	0	0	67	216
184	32	0	6	0	0	38
185.01	128	0	0	0	0	128
185.02	35	0	0	0	0	35
185.04	18	0	0	0	0	18
185.05	81	0	0	0	0	81
185.06	335	0	0	0	6	341
186.01	0	0	0	0	0	0
186.03	105	0	0	0	1	106
186.04	0	0	0	0	0	0
186.05	54	0	0	0	0	54
193	0	0	0	0	0	0
194	0	0	0	0	0	0
198	27	0	0	0	4	31
TOTALS	1101	2	6	0	78	1187

TABLE G1975 Deteriorated Units

Census Tract	Occupied Units	Vacant Units	Total Units	% of Total Units in Tract	% of Total Units in City
181	45	6	51	2.2	5.6
182	48	5	53	2.9	5.8
183	23	11	34	2.4	3.7
184	144	12	156	14.5	17.0
185.01	54	5	59	2.1	6.4
185.02	15	8	23	0.9	2.5
185.04	19	2	21	1.2	2.3
185.05	1	0	1	0.1	0.1
185.06	2	0	2	0.1	0.2
186.01	10	3	13	2.8	1.4
186.03	461	6	467	28.4	50.8
186.04	10	0	10	1.8	1.1
186.05	25	1	26	1.0	2.9
193	1	0	1	2.1	0.1
194	0	0	0	0	0
198	1	0	1	0.1	0.1
TOTAL	859	59	918	-	100.0

TABLE H

1975 Household Ownership/Rental Statistics

by Tract

Census Tract	Own (or Mortgage) #	%	Rent #	%	No Response/Other #	%
181	1238	57.7	640	29.9	264	12.3
182	574	35.8	879	54.9	144	8.9
183	106	10.4	571	55.6	348	33.9
184	204	20.8	672	68.9	99	10.1
185.01	1115	43.8	1196	46.6	243	9.5
185.02	1698	78.5	204	9.4	259	12.0
185.04	781	51.7	591	39.1	140	9.2
185.05	874	73.5	154	12.9	160	13.5
185.06	900	62.0	312	20.5	235	16.2
186.01	207	48.1	135	31.3	89	20.7
186.03	335	23.1	902	62.1	217	14.9
186.04	367	74.6	48	9.7	77	15.7
186.05	1372	60.0	672	29.4	243	10.3
193	31	70.5	9	20.4	4	9.1
194	-	-	-	-	-	-
198	452	72.5	144	23.0	28	4.5
TOTALS	10,256	51.5	7,119	35.6	2,550	12.7

TABLE I
Income: 1975

Number of Households in Each Income Group by Tract

Census Tract	Less Than \$3000	\$3000-4999	\$5000-6999	\$7000-9999	\$10000-14999	\$15000-19999	\$20000-24999	\$25000-39999	\$40000- & More	No Resp./ Other	Total # H.Holds
181	182	242	201	257	309	143	70	44	18	676	2142
182	143	155	164	163	162	70	34	32	5	669	1597
183	51	62	57	68	60	36	13	16	5	657	1025
184	214	160	129	106	61	26	15	8	0	256	975
185.01	76	158	210	334	438	281	136	71	9	831	2544
185.02	128	169	197	294	333	144	78	53	10	755	2161
185.04	24	56	76	133	247	197	101	100	34	544	1512
185.05	14	23	42	115	309	236	91	37	3	318	1188
185.06	69	116	102	126	177	120	59	47	21	610	1447
186.01	9	38	71	98	65	33	3	6	2	106	431
186.03	121	379	194	86	75	29	7	2	0	561	1454
186.04	4	5	13	49	106	62	16	5	4	228	492
186.05	67	76	193	347	489	289	105	43	6	672	2287
193	2	2	1	4	4	7	1	1	1	21	44
194	-	-	-	-	-	-	-	-	-	-	-
198	26	62	50	78	129	86	39	22	2	130	624
TOTALS	1130	1703	1700	2259	2964	1759	769	487	120	7034	19925
% of City's Total H.H.	5.8	8.5	8.5	11.3	14.9	8.8	3.9	2.4	0.6	35.3	100.0

TABLE J

1975 Section 8 Household Size and Income LimitsNumber of Eligible Households in Each Category

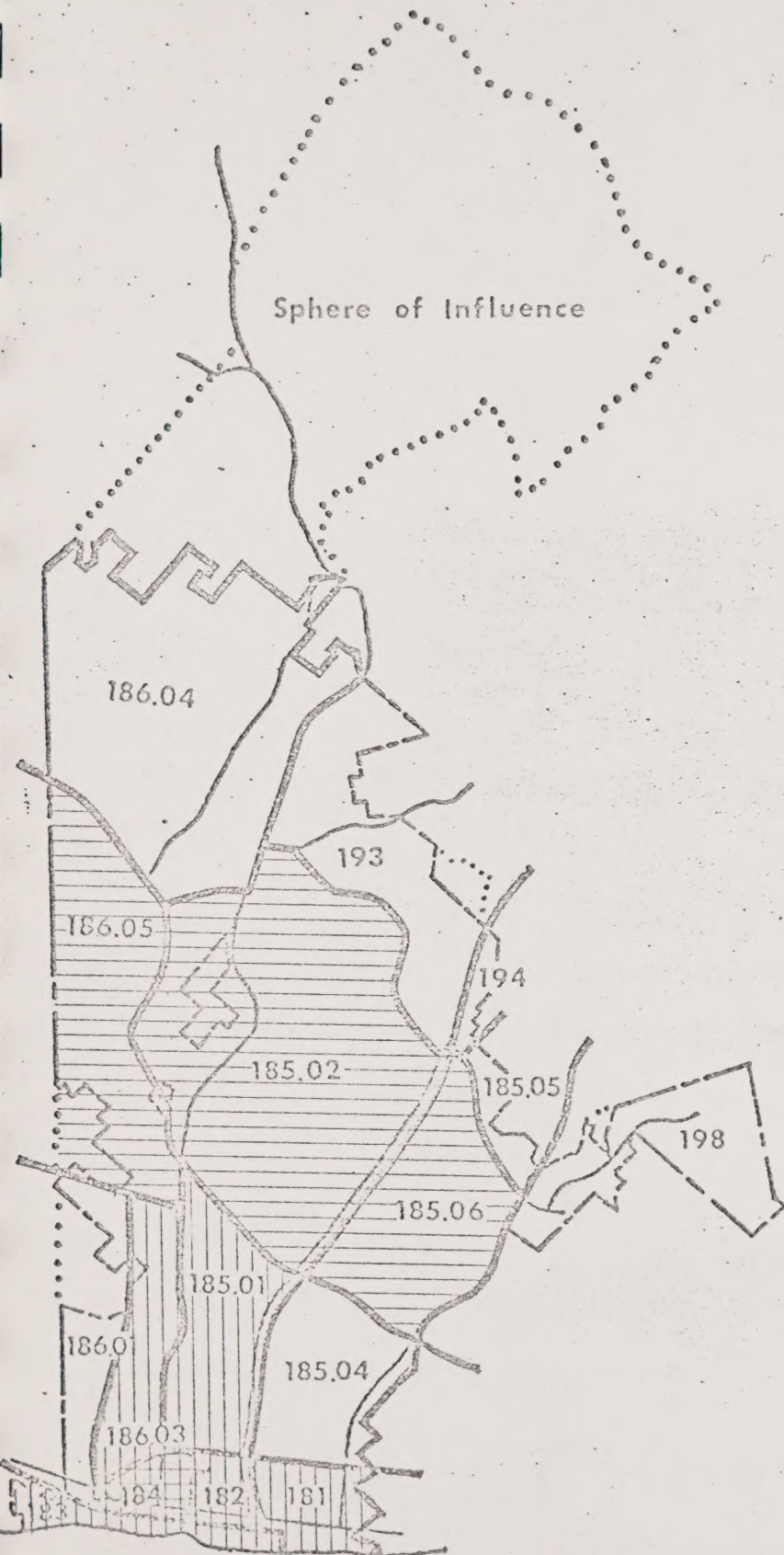
Persons/HH Income Limit		Household Head Under 65					HH Head Over 65 \$6600
		2 \$8450	3 \$9500	4 \$10600	5 \$11250	6 \$11900	
<u>Census Tract</u>	<u>Total Eligible</u>						
181	719	198	120	58	18	25	300
182	505	158	118	54	11	18	146
183	179	106	36	15	0	1	21
184	489	166	89	39	10	13	172
185.01	667	260	111	57	34	63	142
185.02	513	81	16	5	2	6	403
185.04	234	76	52	36	5	16	49
185.05	238	26	45	49	33	75	10
185.06	334	118	20	14	5	17	160
186.01	210	50	50	41	19	27	23
186.03	747	176	289	128	57	50	47
186.04	91	6	14	15	16	39	1
186.05	652	158	168	97	65	118	46
193	8	2	1	2	0	2	1
198	175	42	26	11	6	7	83
TOTAL	5761	1623	1155	621	281	477	1604

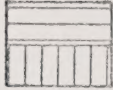
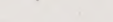
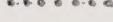
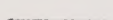
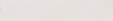
TABLE K

1975 Oceanside Total Households Eligible
For Section 8 Assistance

<u>Census Tract</u>	<u>Households</u>	<u>% of Total Tract Households</u>	<u>% of City's Total Eligible</u>
181	719	33.6	12.5
182	505	31.6	8.7
183	179	17.5	3.1
184	489	50.1	8.5
185.01	667	26.2	11.6
185.02	513	23.7	8.9
185.04	234	15.5	4.2
185.05	238	20.4	4.2
185.06	334	23.1	5.8
186.01	210	48.7	3.6
186.03	747	51.4	13.0
186.04	91	18.5	1.5
186.05	652	28.5	11.3
193	8	18.2	0.1
198	<u>175</u>	<u>28.0</u>	<u>3.0</u>
TOTALS	5761	28.9	100.00

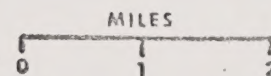
PLANNING AREAS



-  NEW CONSTRUCTION
-  REHABILITATION
-  CITY OF OCEANSIDE
-  SPHERE OF INFLUENCE
-  MAJOR STREETS
-  PLANNING AREA BOUNDARIES (CENSUS TRACTS)
- 198** PLANNING AREA NUMBER (CENSUS TRACT NO.)

PLANNING AREA NO.	PLANNING AREA NAME
181	South Oceanside
182	Ditmar
183	Beach
184	Downtown
185.01	Mission Hills
185.02	South Valley
185.04	Fire Mountain
185.05	Tri-City
185.06	College
186.01	Capistrano
186.03	East Side
186.04	Morro Hills
186.05	North Valley
193	Guafo
194	Ocean-Vista
198	Lake Boulevard

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